FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 53/2/1, P.H.NO.- 38, MOUZA - GOTAL (PANJRI), TAL. - NAGPUR (GRAMIN), DIST. - NAGPUR.

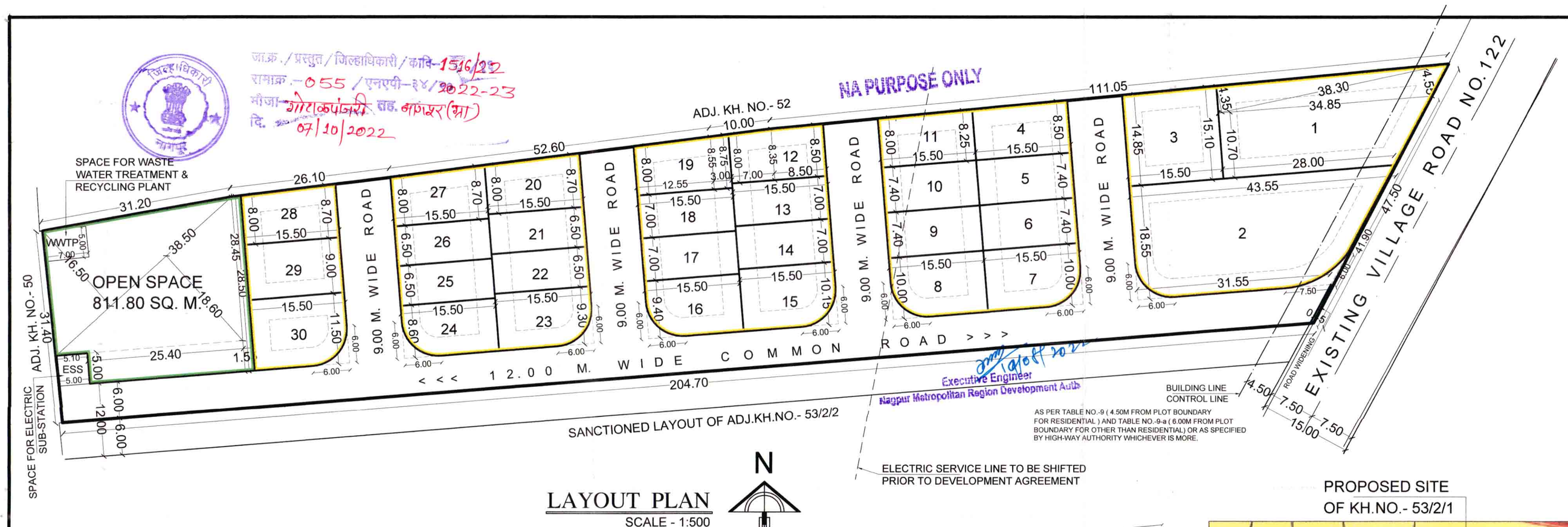
BELONGING TO :

A) M/s. ALLIANCE HARI OM INFRASTRUCTURE THROUGH PARTNER
1) SHRI. RISHIPAL URKUDA PARDHI
2) SHRI. RAJNARAYAN HOLIRAM PATLE
3) SHRI. SUSHIL ARUNRAO KALBANDE
4) SHRI. VIKAS ARVIND SINGH

B) M/s. ALLIANCE MERCANTILE AND INFRASTRUCTURE THROUGH SHRI. MOTILAL HOLIRAM PATLE
C) M/s. ALLIANCE HARI OM ASSOCIATE THROUGH PARTNER
1) SHRI. RISHIPAL URKUDA PARDHI
2) SHRI. GAURAV ARUNRAO KALBANDE

जा.क्र. / प्रस्तुत / जिल्हाधिकारी / कार्या-1516/22
संदर्भ क्र.-055 / एनएपी-१४/2022-23
मौजा-गोताळपांजरी तह. नागपूर(ग्रा)
दि. 07/10/2022

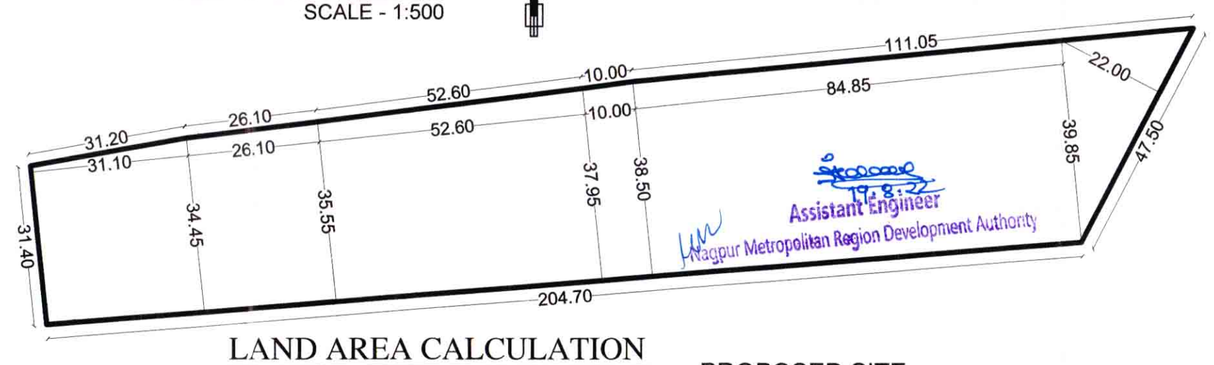
NA PURPOSE ONLY



LAYOUT PLAN
SCALE - 1:500

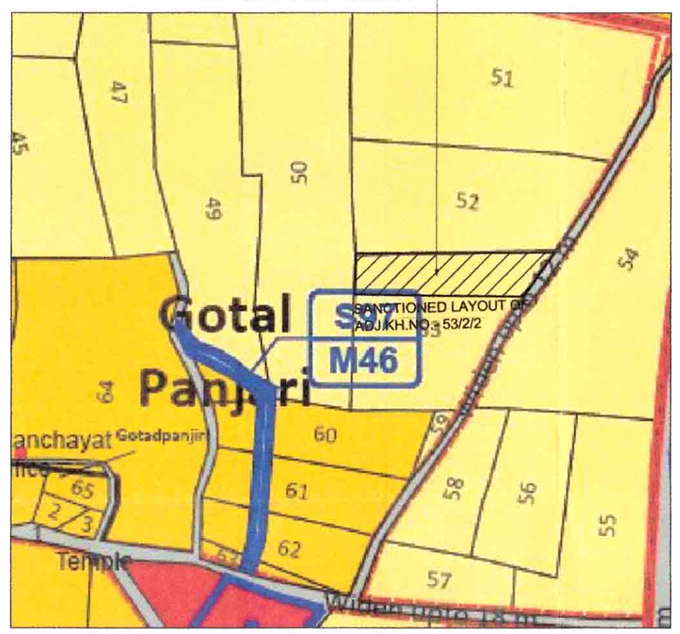
N

LAND AREA CALCULATION	
1/2(22.00 X 47.50)	522.50
1/2(39.85 + 38.50) X 84.85	3324.00
1/2(38.50 + 37.95) X 10.00	382.25
1/2(37.95 + 35.55) X 52.60	1933.05
1/2(35.55 + 34.45) X 26.10	913.50
1/2(34.45 + 31.40) X 31.10	1023.97
TOTAL	**8099.27**
SAY	**8100.00**

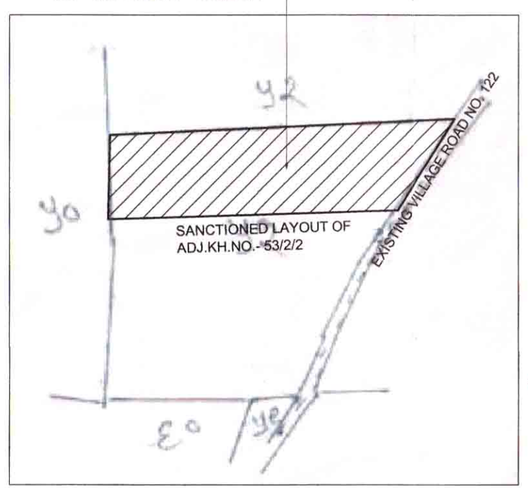


LAND AREA CALCULATION
SCALE - 1:1000

PROPOSED SITE OF KH.NO.- 53/2/1



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS



LOCATION MAP
SCALE - NTS

दुय्यम निबंधक/ सहनिबंधकयांनी या अभिन्यासातील अभिन्यास योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA चे अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करावने

Not Valid for Execution of Sale-Deeds

NOTES:

x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.6978)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(4.55 + 4.35) X 38.30 + 1/2(34.85 + 28.00) X 10.70	506.67		506.67	860.22	1	506.67	15.00	1.10	946.25	860.22
2	2	1/2(43.55 + 31.55) X 18.55	696.55	9.61 + 7.72	679.22	1153.18	1	679.22	15.00	1.10	1268.50	1153.18
3	3	1/2(15.10 + 14.85) X 15.50	232.11		232.11	394.08	1	232.11	9.00	1.10	433.48	394.08
4	4	1/2(8.50 + 8.25) X 15.50	129.81		129.81	220.39	1	129.81	9.00	1.10	242.43	220.39
5	5, 6, 9, 10	7.40 X 15.50	114.70		114.70	194.74	4	458.80	9.00	1.10	214.21	778.95
6	7, 8	10.00 X 15.50	155.00	7.72	147.28	250.05	2	294.56	12.00	1.10	275.06	500.10
7	11	1/2(8.00 + 8.25) X 15.50	125.93		125.93	213.80	1	125.93	9.00	1.10	235.18	213.80
8	12	1/2(8.50 + 8.35) X 8.50 + 1/2(8.00 + 8.35) X 7.00	128.83		128.83	218.73	1	128.83	9.00	1.10	240.60	218.73
9	13, 14, 17, 18	7.00 X 15.50	108.50		108.50	184.21	4	434.00	9.00	1.10	202.63	736.85
10	15	10.15 X 15.50	157.32	7.72	149.60	253.99	1	149.60	12.00	1.10	279.39	253.99
11	16	9.40 X 15.50	145.70	7.72	137.98	234.26	1	137.98	12.00	1.10	257.69	234.26
12	19	1/2(8.75 + 8.55) X 3.00 + 1/2(8.55 + 8.00) X 12.55	129.80		129.80	220.37	1	129.80	9.00	1.10	242.41	220.37
13	20, 27, 28	1/2(8.00 + 8.70) X 15.50	129.42		129.42	219.73	3	388.26	9.00	1.10	241.70	659.19
14	21, 22, 25, 26	6.50 X 15.50	100.75		100.75	171.05	4	403.00	9.00	1.10	188.16	684.21
15	23	9.30 X 15.50	144.15	7.72	136.43	231.63	1	136.43	12.00	1.10	254.79	231.63
16	24	8.60 X 15.50	133.30	7.72	125.58	213.21	1	125.58	12.00	1.10	234.53	213.21
17	29	9.00 X 15.50	139.50		139.50	236.84	1	139.50	9.00	1.10	260.53	236.84
18	30	11.50 X 15.50	178.25	7.72	170.53	289.53	1	170.53	12.00	1.10	318.48	289.53
		TOTAL					30	4770.61				8099.54

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.00 X 25.40 + 1/2(28.50 + 28.45) X 1.55 + 1/2(18.60 + 16.50) X 38.50	846.80	WWTP 35.00	**811.80**	**811.80**
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.10) X 5.00	25.25		**25.25**	**60.25**
SPACE FORWASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 7.00	35.00		**35.00**	
15.00 M. WIDE ROAD WIDENING AREA	1/2(0.45 X 41.90)	9.42		**9.42**	**9.42**

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 53/2/1 (Minimum area of a,b,c, to be considered)**	8100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.405 + 0.2025 + 0.2025)	8100.00	SQ.M.	(0.81 H)
	b) AS PER MEASURMENT SHEET	8100.00	SQ.M.	
	c) AS PER SITE	8100.00	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	8100.00	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	**NET PLOT AREA (3-4b)**	8100.00	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	810.00	SQ.M.	10.00%
	b) PROPOSED	811.80	SQ.M.	10.02%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.25 + 35.00)**	60.25	SQ.M.	0.74%
8	**INTERNAL ROAD AREA**	2447.92	SQ.M.	30.22%
9	**PROPOSED 15.00 M. WIDE ROAD WIDENING AREA**	9.42	SQ.M.	0.12%
10	**PLOTABLE AREA**	4770.61	SQ.M.	58.90%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6978	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 25 / 12 / 2021 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

OWNER'S SIGN :

A) M/s. ALLIANCE HARI OM INFRASTRUCTURE THROUGH PARTNER
1) SHRI. RISHIPAL URKUDA PARDHI
2) SHRI. RAJNARAYAN HOLIRAM PATLE
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ARCHITECT:-

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B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR